

## 22.57.080I C-RSP -- Coastal residential single-family planned districts.

22.57.081I Purpose. The purpose of this district is to allow development of single-family detached units to be designed according to the policies set forth in the local coastal plan and without the confines of specific yard requirements, in order to allow the greatest possible compatibility with the characteristics of the site.

22.57.082I Principal Permitted Uses. The following uses are permitted in all C-RSP districts, subject to master plan approval:

1. One-family dwelling;
2. Crops, tree and truck farming, nurseries, and greenhouses;
3. Home occupations;
4. Accessory buildings;
5. Nature reserves;
6. Bed and breakfast operations as defined in Section 22.02.103I, for such operations which offer or provide not more than three guest rooms.

22.57.083I Conditional Uses. The following uses are permitted in all C-RSP districts, subject to securing a use permit in each case:

1. Public parks and public playgrounds;
2. Salesrooms or other buildings for the sale of nursery and agricultural products;
3. Schools, libraries, museums, churches, retreats, noncommercial tennis courts, and day child-care centers for seven or more children;
4. Horses, donkeys, mules, and ponies shall be permitted subject to provisions of Section 22.68.040I. The grazing of livestock shall not be permitted in areas where it is likely to cause damaging soil erosion or water pollution;
5. "Bed and breakfast" operations as defined in Section 22.02.103I; provided, however, that prior to the establishment of such a use which provides four but not more than five guest rooms, a use permit shall first be secured.

22.57.084I Density. The ordinance adopting a C-RSP district shall specify the maximum number of dwelling units per gross acre which will be allowed within the C-RSP district.

22.57.085I Submission Requirements. Applicant shall submit:

1. Requirements contained in Chapters 22.45 and 22.56I; except that all or a portion of the general submission requirements for master plan and development plan approval (Chapter 22.45) may be waived by the planning director. If these requirements are waived a proposal shall be submitted which meets the requirements of Chapter 22.82I (Design Review).

22.57.086I Site Preparation and Project Design. The following requirements for site preparation, design and use of the project shall be imposed through the master plan, development plan and/or design review process, as necessary, to implement the goals and policies of the LCP, the Marin Countywide Plan and any applicable community plan:

1. Site Preparation.
  - a. Grading. All grading shall be reviewed by the environmental protection committee or by staff members designated by the committee. Grading shall be held to a minimum. Every reasonable effort shall be made to retain the natural features of the land: skylines and ridgetops, rolling land forms, knolls, native vegetation, trees, rock outcroppings, watercourses. Where grading is required, it shall be done in such a manner as to eliminate flat planes and sharp angles of intersection with natural terrain. Slopes shall be rounded and contoured to blend with existing topography.
  - b. Roads. No new roads shall be developed where the required grade is more than fifteen percent unless convincing evidence is presented that such roads can be built without environmental damage and used without public inconvenience.
  - c. Erosion Control. Grading plans shall include erosion control and revegetation programs. Where erosion potential exists, silt traps or other engineering solutions may be required. The timing of grading and construction shall be controlled by the department of public works to avoid failure during construction. No grading shall be done during the rainy season, from November through March.
  - d. Drainage. The areas adjacent to creeks shall be kept as much as possible in their natural state. All construction shall assure drainage into the natural watershed in a manner that will avoid significant erosion or damage to adjacent properties. Impervious surfaces shall be minimized.
  - e. Trees and Vegetation. In all instances, every effort shall be made to avoid removal, changes or construction which would cause the death of the trees or rare plant communities and wildlife habitats.
  - f. Fire Hazards. Development shall be permitted in areas of extreme wildfire hazard only where there are

good access roads, adequate water supply, a reliable fire warning system, and fire protection service. Setbacks to allow for firebreaks shall be provided if necessary.

g. Geologic Hazards. Construction shall not be permitted on identified seismic or geologic hazard areas such as on slides, on natural springs, on identified fault zones, or on bay mud without approval from the department of public works, based on acceptable soils and geologic reports.

h. Watershed Areas. All projects within water district watershed areas shall be referred to that district for review and comment.

## 2. Project Design.

a. Clustering. Generally, buildings should be clustered or sited in the most accessible, least visually prominent, and most geologically stable portion or portions of the site, consistent with the need for privacy to minimize visual and aural intrusion into each unit's indoor and outdoor living area from other living areas. Clustering is especially important on open grassy hillsides. A greater scattering of buildings may be preferable on wooded hillsides to save trees. The prominence of construction can be minimized by such devices as placing buildings so that they will be screened by wooded areas, rock outcroppings and depressions in the topography.

b. Ridgelines. There shall be no construction permitted on top or within three hundred feet horizontally, or within one hundred feet vertically of visually prominent ridgelines, whichever is more restrictive, if other suitable locations are available on the site. If structures must be placed within this restricted area because of site size or similar constraints, they shall be on locations that are least visible from nearby highways and developed areas.

c. Landscaping. Landscaping shall minimally disturb natural areas, including open areas, and additional landscaping in a natural or seminatural area shall be compatible with the native plant setting. Fire protection and minimal water use shall be considered in landscaping plans. Planting shall not block views from adjacent properties or disturb wildlife trails.

d. Utilities. In the ridge land areas designated by the countywide plan, roads shall be designed to rural standards. (Generally, not more than eighteen feet pavement width, depending on safety requirements. A minimum of sixteen feet may be permitted in certain very low use areas, as provided in the improvement standards established pursuant to this code, Chapter 24.041.) In ridge land areas, street lights shall be of low level intensity, and low in profile. In all areas, power and telephone lines shall be underground where feasible.

e. Building Height. No part of a building shall exceed twenty-five feet in height above natural grade, and no accessory building shall exceed fifteen feet in height above natural grade. The lowest floor level shall not exceed ten feet above natural grade at the lowest corner. Where a ridge lot is too flat to allow placement of the house down from the ridge, a height limit of one story or a maximum of eighteen feet to the top of the roof shall be imposed. These requirements may be waived by the planning director upon presentation of evidence that a deviation from these standards will not violate the intent of Sections 22.47.020 and 22.47.030.

f. Materials and colors shall blend into the natural environment unobtrusively, to the greatest extent possible.

g. Noise impacts on residents and persons in nearby areas shall be minimized through placement of buildings, recreation areas, roads, and landscaping.

h. Facilities. Where possible, facilities and design features called for in the countywide plan shall be provided on the site. These include units with three or more bedrooms, available to households with children; child-care facilities; use of reclaimed wastewater; use of materials; siting, and construction techniques to minimize consumption of resources such as energy and water; use of water-conserving appliances; recreation facilities geared to age groups anticipated in the project; bus shelters; design features to accommodate the handicapped; bicycle paths linked to city-county system; and facilities for composting and recycling.

i. Open Space Dedication. Land to be preserved as open space may be dedicated by fee title to the county of Marin prior to issuance of any construction permit, or may remain in private ownership with appropriate scenic and/or open space easements in perpetuity, and the county may require reasonable public access across those lands remaining in private ownership.

j. Open Space Maintenance. The county of Marin or other designated public jurisdiction will maintain all open space lands accepted in fee title, as well as public access and trail easements across private property. Where open space lands remain in private ownership with scenic easements, these lands shall be maintained in accordance with the adopted policies of the Marin County open space district and may require the creation of a homeowners' association or other organization for the maintenance of these private open space lands where appropriate.

k. Open Space Uses. Uses in open space areas shall be in accordance with policies of the Marin County

open space district. Generally, uses shall have no or minimal impact on the natural environment. Pedestrian and equestrian access shall be provided where possible and reasonable, and where liability issues have been resolved. The intent is to serve the people in adjacent communities without attracting large numbers of visitors from other areas. (Ord. 2933 § 2 (2), 1987; Ord. 2884 § 4 (11, 12), 1985; Ord. 2637 § 6 (part), 1981)